

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, October 8, 2024

Time: 6:30pm

Place: Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149

Call to Order

Meeting Called to order by President Winchowky at 6:30pm

Roll Call

Commissioners present:

Fred Winchowky, Village President
Eric Brill
Tim Rutenbeck
John Meiners
Mark Penzkover
Jason Wamser

Also present: Diana Dykstra, Clerk/ Treasurer/ Administrator
Shay Zervas, Deputy Clerk/ Treasurer
Peter Gesch, Village Planner

Excused: Karl Kettner

Comments from the Public

No Comments

Closed 6:31pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from September 10, 2024, regular meeting.
Unanimously carried.

Public Hearing

Public hearing on Conditional Use Permit for a free-standing Car Wash (Tsunami Car Wash) located at the south corner of the intersection of Maple Avenue and W. Wolf Run, Parcel MUKV2013995001, applicant (The Redmond Company).

No comment

Closed 6:33pm

New Business

Discussion and possible recommendation to approve Resolution 2024-53 Conditional Use Permit for a free-standing Car Wash (Tsunami Car Wash) located at the south corner of the intersection of Maple Avenue and W. Wolf Run, Parcel MUKV2013995001, applicant (The Redmond Company).

Commissioner Wamser questioned the location of vacuum and asked for more information about color and texture of building, asking to see samples.

Redman Company representative replied that vacuums out front was intentional and would be happy to supply building supply samples.

Trustee Meiners and Brill are alright with location of vacuums

Trustee Brill would like to see the curb to the left of the driveway restored.

Redman Company would just need to clear that restoration of curb with Aldi's as it is

their property.

Penzkover/Meiners motioned to recommend to Village Board to approve **Resolution 2024-53** Conditional Use Permit for a free-standing Car Wash (Tsunami Car Wash), Unanimously carried.

New Business

Discussion and possible action to approve PC-Resolution 2024-10 for a Site Plan and Architectural Review for Tsunami Car Wash, Parcel MUKV 2013-995-001

Wamser/Meiners motion to approve **PC-Resolution 2024-10** for a Site Plan and Architectural Review for Tsunami Car Wash with condition they return next month with building samples. Unanimously carried

Discussion and possible action to approve PC-Resolution 2024-11 for an amended Site Plan and Architectural Review for Dunkin Donuts MUKV2014-987

Planner Gesch gave an overview that amendment to SPAR does not change the Conditional Use permit, it is just for review with the changes to site plan for adding Baskin Robbins to the building. They will still need to apply for sign permit and have reviewed by building department.

Meiners/Penzkover motion to approve **PC-Resolution 2024-11** for a Site Plan and Architectural Review for Dunkin Donuts/Baskin Robbins. Unanimously carried

Discussion and possible action to approve PC Resolution 2024-09 for a Site Plan Architectural Review for Semper-FI Roofing & Exteriors at 820 Swan Dr, Parcel MUKV 1970-987

Removed from Agenda by request of applicant as they are postponing work until spring.

Discussion and possible action to approve PC-Resolution 2024- 12 for Site Plan and Architectural Review for L'Bri Pure N' Natural Located at 909 Perkins Drive, Parcel MUKV 1969-996-005 and MUKV 1969-996-006

Planner Gesch provided information about L'Bri asking for a variance regarding parking requirements per zoning code. He stated that a stipulation can be placed in the plan so that if parking is needed in future, it is already set.

Trustee Meiners agrees with allowing for parking variance, if business operations stay the same.

Representative for L'Bri talked about having plan set if more parking is needed. He discussed the green space driveway to have access to the rear of the new building. It would not be for everyday use.

Planner Gesch stated that it should not be an issue adding the stable green space driveway to the back of the new building. This would also allow for easier access to the back of the building if needed for the fire department.

Meiners/Rutenbeck motion to approve **PC-Resolution 2024-12** for a Site Plan and Architectural Review for L'Bri Pure N' Natural. Unanimously carried

Discussion and possible action to approve PC- Resolution 2024-13 for Site Plan and Architectural Review for Porch Bar located at 204 S. Rochester Street Parcel MUKV 1976-122

Planner Gesch stated work had already been done prior to review and it does meet requirements for building and zoning.

Building Inspector Rutenbeck commented that the building does meet all exit requirements.

Planning Commission asked that exterior remodel be completed and approved before occupancy is granted.

Meiners/Wamser motion to approve **PC-Resolution 2024-13** for Site Plan and Architectural Review for The Porch Bar located 204 S. Rochester St. Unanimously carried

Status Update regarding Zoning Code

Planner Gesch discussed getting a draft from Tim Schweche for board members to review in November and then come back in December.

Trustee Meiners requested that Tim Rutenbeck and Tim Schweche discuss first and resolve any issues before they come to the board for discussion.

Adjournment

Meeting adjourned at 7:31pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer